



**CEQA and COASTAL DETERMINATIONS
and
NOTICE OF APPROVAL**

Project: Tidelands Use and Occupancy Permit for Equipment Storage Authorization to Chula Vista Water Sports at Chula Vista Bayside Park in the City of Chula Vista

Location: 496 Bayside Parkway, Chula Vista, CA 91910

Parcel No.: 031-006

Project No.: 2025-131

Applicant: Michael Jimenez, Owner, Chula Vista Water Sports, 768 Eastshore Terrace, Unit 155, (619) 755-2957

Date Approved: 11/18/2025

PROJECT DESCRIPTION

The proposed project is for the storage of paddle boards, kayaks, and equipment used for programs at Chula Vista Water Sports (tenant) within a District-owned south comfort station, with approximately 272 square feet (sq ft) of floor area, located at Chula Vista Bayside Park in the city of Chula Vista, California. The intended use of the structure is designed for concessions and storage and has most recently been utilized as equipment storage by the District's General Services team. The area proposed for use is to be used only and exclusively for the purpose of storage of paddle boards, kayaks, and equipment used for programs at Chula Vista Water Sports and for no other purpose whatsoever without the prior written consent of the Executive Director of District in each instance. In addition to the storage of equipment, the proposed project would include the installation of vinyl-wrapped exterior signage on two (2) roll up doors of the existing District-owned building.

The tenant would be responsible for compliance with all laws and regulations associated with the activities on or in connection with the above-described premises, and in all uses thereof, including those regulating stormwater and hazardous materials. No new development, construction, or increase in the size of the premises is proposed or authorized.

A Tidelands Use and Occupancy Permit (TUOP) would be issued to Chula Vista Water Sports authorizing equipment storage and exterior signage and for no other purpose whatsoever without the prior written consent of the Executive Director of District. It is anticipated that the TUOP would have a total term of approximately 4 years. The TUOP may be terminated by the District or Tenant as a matter of right and without cause at any time upon providing thirty (30) days' notice in writing to the other party of such termination.

The following categorical determinations are based on the project submittal and all project information known to the District as of the date of this determination.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

CATEGORICAL DETERMINATION

Categorical Exemption: CEQA Guidelines Section 15301 (Class 1)/District Guidelines for Compliance with CEQA Section 3.a: Existing Facilities

- 3.a. Existing Facilities: Includes operation, repair, maintenance, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that previously existing, including but not limited to:
 - (4) New and renewed short-term tenancy agreements which do not result in change in the existing use. This exemption does not apply to any new development associated with the activities of the tenant. This exception is also inapplicable if the cumulative impact of continuing the existing use or conditions in the same place, over time, is significant.

The proposed project is determined to be Categorically Exempt pursuant to the CEQA Guidelines and the Section(s) of the District's *Guidelines for Compliance with CEQA* as identified above. This is appropriate for the proposed project because it would involve no expansion of use beyond that

previously existing and would not result in a significant cumulative impact due to the continuation of the existing use. The District has determined none of the six exceptions to the use of a categorical exemption apply to this project (CEQA Guidelines Section 15300.2).

Pursuant to CEQA Guidelines Section 15062, a 35-day statute of limitations for this CEQA exemption shall apply from the date a Notice of Exemption is posted with the San Diego County Clerk, or a 180-day statute of limitations for this CEQA exemption shall apply if no Notice of Exemption is filed.

CALIFORNIA COASTAL ACT

PORT MASTER PLAN CONSISTENCY

Planning District: 7 - Chula Vista Bayfront (Precise Plan Figure 19)

Land Use Designation: Park/Plaza

The proposed project conforms to the certified Port Master Plan because it would involve storage for paddle boards, kayaks, and equipment used for programs at Chula Vista Water Sports, consistent with the existing certified Land Use designation(s). The proposed project would not change the use of the site, nor would it interrupt or expand the existing conforming uses of the site.

CATEGORICAL DETERMINATION

Categorical Exclusion: Section 8.a: Existing Facilities

- 8.a. Existing Facilities: The operation, repair, maintenance, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that previously existing.

The proposed project is determined to be Categorically Excluded pursuant to the Section(s) of the District's *Coastal Development Permit Regulations* as identified above because it is a TUOP for storage of equipment that would involve no expansion of use beyond that previously existing.

Pursuant to California Coastal Act Section 30717, there is a 10-working-day period to appeal this "Coastal Act Categorical Determination of Exclusion" to the California Coastal Commission.

CALIFORNIA PUBLIC TRUST DOCTRINE

The proposed project complies with Section 87.(a)(6) of the Port Act, which allows for the establishment, improvement, and conduct of small boat harbors, marinas, aquatic playgrounds, and similar recreational facilities, and for the construction, reconstruction, repair, maintenance, and operation of all works, buildings, facilities, utilities, structures, and appliances incidental, necessary, or convenient for the promotion and accommodation of any of those uses, including, but not limited to, snack bars, cafes, restaurants, motels, launching ramps, and hoists, storage sheds, boat repair facilities with cranes and marine ways, administration buildings, public restrooms, bait and tackle shops, chandleries, boat sales establishments, service stations and fuel docks, yacht club buildings, parking areas, roadways, pedestrian ways, and landscaped areas. The Port Act was enacted by the California Legislature and is consistent with the Public Trust Doctrine. Consequently, the proposed project is consistent with the Public Trust Doctrine.

SCOTT CHADWICK
President/CEO

Determination by:
Kelly Cunningham
Planner I
Development Services

Signature: Kelly Cunningham
Date: 11/18/2025

Assistant/Deputy General Counsel

Signature: Shiraz Tangri
Date: 11/18/2025